



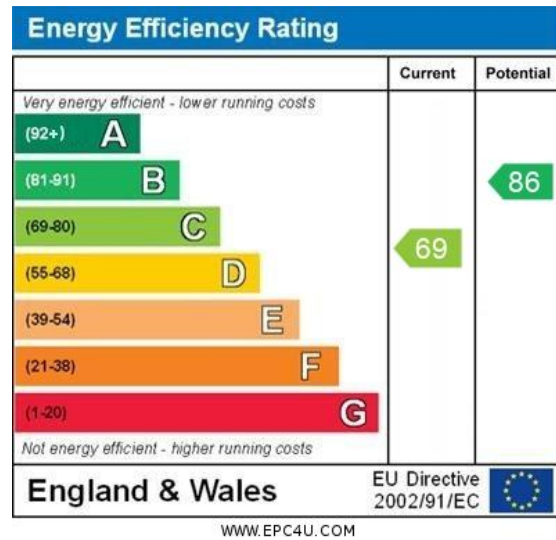
**Lucy Boardman** (Formerly Lloyds Bank) -

**Ross Mortgage Services** have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent** Mortgage Broker we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert** independent **advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**Tenure**  
Freehold

**Council Tax Band**  
A

**Contact Details**  
Registered Office  
16 Cavendish Street  
Barrow-in-Furness  
Cumbria LA14 1SB  
Tel (01229) 825636

[www.rossstateagencies.com](http://www.rossstateagencies.com)  
[sales@rossstateagencies.co.uk](mailto:sales@rossstateagencies.co.uk)  
01229 825636



**Devon Street | Barrow-in-Furness | LA13 9PY**

**Asking Price £69,950**

- Mid Terrace Property
- Popular Location
- Suit A Variety Of Buyers
- Lounge, Kitchen/Diner
- 2 Bedrooms, Bathroom
- Central Heating, Double Glazing
- Rear Yard
- Ideal Rental Addition
- Vacant Possession
- Council Tax Band A







## Property Description

We are pleased to bring to the market this mid terrace property in a popular residential location close to local amenities, transport links, schools and Barrow Park. The property would suit a variety of buyers and would make an ideal addition to the rental market. Internally, the property offers lounge, kitchen/diner, 2 bedrooms and a bathroom. The property benefits from central heating, double glazing and rear yard. Viewing is highly recommended and is being sold with vacant possession.

### LOCATION

<https://what3words.com/remedy.wake.since>

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Double glazed door

### VESTIBULE

Door to lounge

### LOUNGE

**13' 8" x 12' 5" (4.18m x 3.81m)**

Double glazed window, laminate flooring, wall mounted fire, coved ceiling, radiator and door to kitchen

### KITCHEN/DINER

**10' 9" x 11' 10" (3.28m x 3.61m)**

Double glazed window, fitted wall and base storage units with worktops to compliment, stainless steel sink

unit with mixer taps, integrated oven, hob with extractor over, tiled splash, radiator, stairs to first floor and door to utility room

### UTILITY ROOM

**7' 1" x 5' 10" (2.16m x 1.79m)**

Double glazed window, double glazed door and radiator

### LANDING

Access to loft and doors to all rooms

### BEDROOM 1

**12' 1" x 10' 9" (3.69m x 3.29m)**

Double glazed window, open fireplace and radiator (old leak in ceiling/roof been fixed)

### BEDROOM 2

**10' 5" x 12' 0" (3.18m x 3.66m)**

Double glazed window, laminate flooring and radiator

### BATHROOM

3 piece suite with low level w.c, hand wash basin with taps, corner shower cubicle with shower and tiled splash

### YARD

Rear enclosed yard with paved seating area and access gate

### VIEWINGS

Key accompanied

Draft particulars subject to client's approval

### AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 + VAT

**\*\*This is non refundable once the AML check has been carried out\*\***

